

NEIGHBORWORKS® BOISE'S HOMESHARE HUB™ GUIDEBOOK




NeighborWorks®

BOISE

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CHAPTER 1: WHAT IS HOMESHARING AND WHY IS IT IMPORTANT?

HomeSharing is an arrangement by which two or more unrelated people share a dwelling in which each retains a private space

A Shared
Arrangement
Might Involve...



A homeowner and renter
or

Two or more people renting a house or an
apartment together

WHAT IS A PROVIDER?

Person(s) with Extra Space

- Bedroom(s)
- Mother-in-law suites
- ADU (Accessory Dwelling Unit)
- Garage apartment



WHAT IS A SEEKER?

Person(s) looking for Housing

- Wants rent that's less than 1/3 of their income
- Newcomers
- Students
- Visiting professionals
- Want to rent before buying

WHY IS HOMESHARE IMPORTANT?

HOUSING AND HEALTH

WHEN HOUSING IS AFFORDABLE...

Paying <30% of
income is
considered
AFFORDABLE

Primary
Care Visits
Increase

Medical
costs
decrease

Emergency
room visits
decrease

THE SOCIAL DETERMINANTS OF HEALTH

The five social determinants of health—where individuals work, live, socialize, and grow—affect health outcomes and quality of life. Housing is closely linked to Economic Stability, Social and Community Context, and Neighborhood and Built Environment, all of which influence health.

ECONOMIC STABILITY

When over 30% of income is paying for housing, this can reduce the amount of funds that are available to other necessities such as food and health services.

SOCIAL AND COMMUNITY CONTEXT

Strong social cohesion lowers the risk of heart disease, stroke, dementia, and depression, and helps manage stress. In housing, having a compatible roommate or housemate can boost social cohesion.

NEIGHBORHOOD AND BUILT ENVIRONMENT

When living conditions are not considered safe, this can increase the risk of disease and poor mental health.

CHAPTER 2: AM I READY TO HOMESHARE?



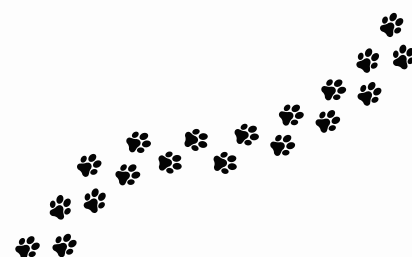
PROVIDERS

Do you have extra space that you want to rent out? Would you like help with chores around the house? Fill out our provider worksheet to help you find out if HomeSharing is a good fit for you!



SEEKERS

Are you looking for a more affordable place to live? Would you be interested in doing some chores around the house to pay less rent? Fill out our Seeker worksheet to help you find out if HomeSharing is a good fit for you!



HomeShare Provider Worksheet #1

Instructions: Take your time to answer the following questions to help you decide if you're ready to share your space. Be honest with yourself about what you want and need.

1. Why do I want to share my home?

2. Is my home suitable for sharing?

Is there a private room for a housemate?

☐ Yes ☐ No

Is there an easily accessible bathroom?

☐ Yes ☐ No

Is there adequate closet or storage space?

☐ Yes ☐ No

Are there structural barriers or stairs that might limit who can live in my home?

☐ Yes ☐ No

Are entrances/exits accessible?

☐ Yes ☐ No

Is there parking space for a vehicle on the property?

☐ Yes ☐ No

Comments:

3. Is the space I'm considering making available for another person and their possessions ready now?

If not, what must I do to make it ready?

How much might that cost?

Will the space be furnished or unfurnished?

☐ Furnished ☐ Unfurnished

4. If a person needs an unfurnished bedroom, do I want to store my things?

☐ Yes ☐ No

Comments:

5. If a person has a lot of "stuff," do I have a place to store it outside of their room?

☐ Yes ☐ No

Comments:

6. How much rent would satisfactorily reduce my housing costs?

7. Would I like some help around the house or yard? If so, what kind and how much?

☐ Yes ☐ No

Comments:

8. If I expect to receive services, should I reduce the rent, offer free rent, offer free rent and meal(s), or offer free room and board plus compensation for services provided?

☐ Reduce Rent ☐ Free Rent ☐ Free Rent & Meal(s) ☐ Free Room & Board + Compensation

Comments:

9. Am I prepared to adjust to some household changes in return for the benefits of a housemate?

- If so, what?
 - What changes would be non-negotiable?
-

10. To what degree do I want to share my kitchen, living room, laundry, and other common areas?

- Do I have an extra refrigerator and/or separate pantry space for a housemate?
[] Yes [] No
-

11. What household responsibilities do I wish to share?

- Housework, cooking, shopping, driving, gardening, trash, laundry, yard work, etc.
-

12. What are my household standards?

How clean/uncluttered should common areas be kept?

13. What qualities MUST I have in a housemate?

14. What qualities must a housemate NOT have?

15. Do I prefer a female, male, couple? Do I have an age preference? Would I consider living with children?

☐ Female ☐ Male ☐ Couple ☐ Non-Binary ☐ No Preference

Age Preference:

Consider Children: ☐ Yes ☐ No

16. Do I object to smoking or drinking in my house?

☐ Yes ☐ No

Comments:

17. Would I consider living with pets? If so, what kind?

☐ Yes ☐ No

If Yes, what kind?

18. What about me might make it hard for someone to live with me?

19. Am I able to confront problems and find amenable solutions? Do I listen and understand other people, especially when there is a difference of opinion?

☐ Yes ☐ No

Comments:

20. What qualities do I have that would contribute to successfully sharing my home?

21. What kind of relationship do I want with my housemate?

Do I simply want to rent a room, or do I want a friend and companion?

What can I do to ensure that MY home can become OUR home when shared?

22. What do I want to be sure to discuss with a prospective housemate in order to know that we will both feel comfortable, secure, and happy sharing my home?

23. What, if anything, do I want to tell my family or friends about sharing my home?

Reflection:

After filling out the worksheet, take some time to think about your answers. Are you ready to share a home with someone? What are the most important things for you in a HomeShare?

HomeShare Seeker Worksheet #1

Instructions: Take your time to answer the following questions to help you decide if you're ready for a HomeShare. Be honest with yourself about what you want and need.

1. Why do I want to share a home with someone?

2. What kind of neighborhood do I want to live in?

3. Do I need a space that's already furnished, or would I prefer an unfurnished space?

- ☐ Furnished
- ☐ Unfurnished
- ☐ Either is okay

4. How much rent can I afford to pay?

5. What qualities do I want in a housemate?

6. Do I prefer a female, male, couple? Do I have an age preference? Would I consider living with children?

☐ Female ☐ Male ☐ Couple ☐ Non-Binary ☐ No Preference

Age Preference:

Consider Children: ☐ Yes ☐ No

Comments:

7. Do I mind if someone smokes or drinks inside the house?

☐ Yes ☐ No

Comments:

8. Would I consider living with pets? If so, what kind?

☐ Yes ☐ No

If Yes, what kind?

9. How much stuff do I have? If the space is too small, where will I store it?

11. What kind of relationship do I want with my housemate?

Do I simply want to rent a room, or do I want a friend and companion?

What can I do to ensure that MY home can become OUR home when shared?

12. What household chores am I okay with sharing?
(Cleaning, cooking, shopping, driving, gardening, trash, snow shoveling,
raking leaves, laundry, etc.)

13. What would be a fair exchange for reduced rent?

14. What are my standards for cleanliness?

How clean should shared areas be?

15. Am I ready to change my cleanliness standards if it means paying less rent or getting companionship?

16. What are some things I do that could be hard for someone living with me?

17. What qualities do I have that would make me a good housemate?

Am I a good listener, even when we don't agree?

18. What can I do to make my new living space feel like home?

Reflection:

After filling out the worksheet, take some time to think about your answers. Are you ready to share a home with someone? What are the most important things for you in a HomeShare?

CHAPTER 3: WHERE TO LOOK FOR A HOUSEMATE

FINDING A COMPATIBLE HOUSEMATE CAN TAKE WEEKS TO MONTHS

CHECK OUT THIS CHAPTER IF:

- You are interested in some safety tips when looking for a housemate
- You want suggestions on where to look for a housemate
- You want some tips for what to look for in a profile/listing

FIVE

SAFETY TIPS FOR HOMESHARING



BACKGROUND CHECKS

1

Make sure to run a background check to verify the person's criminal history, credit, and rental background. This helps ensure you're choosing someone trustworthy and responsible.



SCREENINGS AND MEETINGS

2

Before meeting in-person, have a screening call with the potential housemate to get a sense of their personality and lifestyle. If the call goes well, schedule an in-person meeting in a public place. Consider inviting a friend or family member to join you.

REFERENCES

3

Ask for and check references from previous landlords or housemates. This will give you insight into their living habits, responsibility, and how they get along with others in shared living situations.

TRUST YOUR INSTINCTS

4

Be cautious of listings that seem "too good to be true," with vague details, no photos, or requests for upfront payments. Avoid interactions that feel rushed, lack personal communication, or ask you to move off the platform quickly. Always verify the information, and trust your instincts if something feels off.



WRITTEN AGREEMENT

5

Once you've found the right housemate, create a written agreement outlining key aspects of the living arrangement. This includes rent, responsibilities, house rules, guest policies, and anything else you've agreed upon. Having everything in writing helps avoid future misunderstandings.

PLACES TO LOOK FOR A HOUSEMATE

1

HOMESHARE ONLINE



<https://homeshareonline.org>

2

ROOMSTER



<https://roomster.com>

3

FURNISHED FINDERS



<https://furnishedfinder.com>

4

FACEBOOK



<https://tinyurl.com/mrx27vuy>

5

ROOMI



<https://roomiapp.com>

6

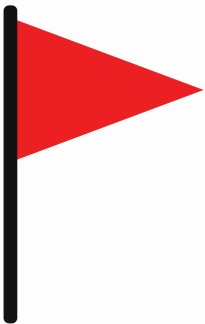
LOCAL LIBRARIES OR
SENIOR CENTERS

7

ASK A FRIEND OR
FAMILY MEMBER

FIVE RED AND GREEN FLAGS FOR A SEEKER PROFILE

FOR PROVIDERS



RED FLAGS

- **Unclear Communication**

Seeker is vague or avoids answering questions directly.

- **No References**

Won't provide references or undergo a background check.

- **Unrealistic Expectations**

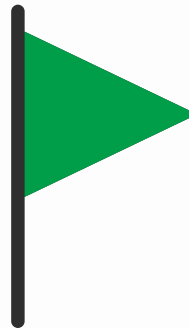
Requests excessive privacy or specific schedules.

- **Avoids Sharing Info**

Reluctance to provide personal details or references.

- **Negative Behavior**

Defensive, rude, or inconsistent behavior in initial conversations.



GREEN FLAGS

- **Clear Communication**

Direct and open about needs, expectations, and lifestyle.

- **Positive References**

Provides solid references and is open to a background check.

- **Reasonable Expectations**

Flexible and willing to compromise on house rules and chores.

- **Respect for Boundaries**

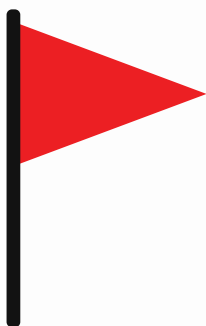
Understands and respects house rules and privacy.

- **Friendly Attitude**

Polite, respectful, and shows a cooperative mindset.

FIVE RED AND GREEN FLAGS FOR A PROVIDER LISTING

FOR SEEKERS



RED FLAGS

- **Unclear Communication**

Unprofessional or dismissive interactions. Provider is vague and avoids answering questions directly.

- **No References**

Won't offer references or background information.

- **Strict or Unclear Rules**

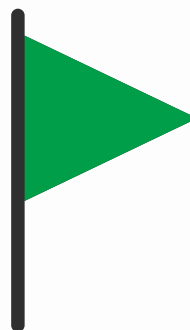
Vague or overly strict house rules.

- **Hesitant to Share Info**

Avoids providing details about rent, utilities, or living situation.

- **Unreasonable Demands**

Requests excessive chores or work hours. Requests unreasonable amount of rent for the accommodations.



GREEN FLAGS

- **Clear Communication**

Provides clear, detailed information about the living situation.

- **Offers References**

Willing to provide references from past housemates or landlords.

- **Clear, Fair Rules**

Reasonable and flexible house rules.

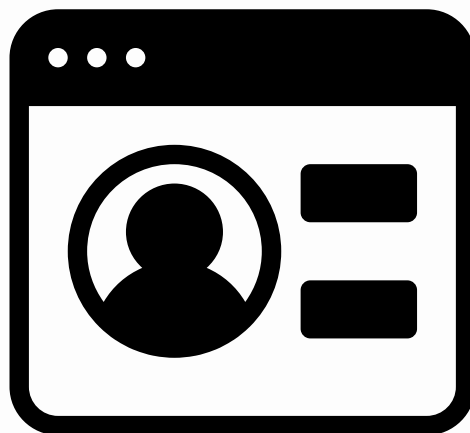
- **Friendly Attitude**

Polite, respectful, and shows a cooperative mindset.

- **Reasonable Expectations**

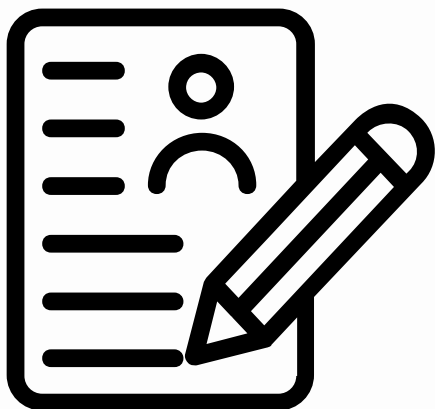
Fair expectations for chores, rent, and responsibilities.

CHAPTER 4: PROVIDERS



MAKING A LISTING

If you need help making a listing for your space, take a look at our example listing and fill out our Provider Listing Worksheet.



HomeShare Provider Example Listing

1. Start with a catchy and informative title.

Example:

Title: Bright, Cozy Room for Rent in Quiet Home – \$500/month

2. Talk about where the residence is located (you do not need to include the address).

Example:

Location: The house is in a peaceful neighborhood in Boise, 10 minutes from downtown and close to public transportation, grocery stores, and parks.

3. Talk about yourself and the space you are offering.

What to include when talking about the space you are offering:

- Brief Introduction
- Type of residence
- Amount of space being offered
- Is the space furnished or unfurnished
- What are the shared spaces?

Example:

About the Space: Hello! I'm Mark, a 58-year-old professional looking for a responsible, respectful housemate. I have a furnished, sunny room available in my 2-bedroom single story home. The room includes a queen-sized bed, desk, and plenty of closet space. You'll share a bathroom with me and have access to the fully equipped kitchen, living room, and a small backyard garden.

4. List information about the rent, security deposit, utilities (if they are included in the rent), and lease length.

Example:

- List the rent, utilities & lease length:
- Rent: \$500/month, due on the 1st of each month. Rent includes utilities (water, electricity, garbage), Wi-Fi, and Netflix.
- Security Deposit: \$200
- Lease Length Month to Month

6. List some of your house rules, these rules can discuss pets, smoking, alcohol consumption, quiet hours, and general responsibilities.

Example:

House Rules:

- No smoking inside the house.
- Occasional alcohol consumption is okay
- Preferably no pets (small pets considered).
- Quiet hours after 10 PM during the weekdays.
- Shared cleaning responsibilities for common areas.

7. List what you are looking for in a housemate, can discuss preferred gender, age, cleanliness, working status, ect.

Example:

What I'm Looking For: I'm seeking a clean, respectful person who values a quiet home. Ideal for a professional or student with a steady routine. Must be non-smoker and responsible.

8. Finish with the best way to contact you, this method may differ based on what platform you are using. You can also let the potential housemate know that you are willing to provide references.

Example: Contact: If interested, please message me with a little about yourself (lifestyle, work, etc.) and any questions you may have. I am willing to start with a phone call or an in-person meeting.

References Available Upon Request

HomeShare Provider Worksheet #2

Title:

Location:

About the Space:

Rent & Utilities:

- Rent:
- Rent includes:
- Security
- Deposit:
- Lease Length:

House Rules:

What I'm Looking For:

Contact:

FIVE

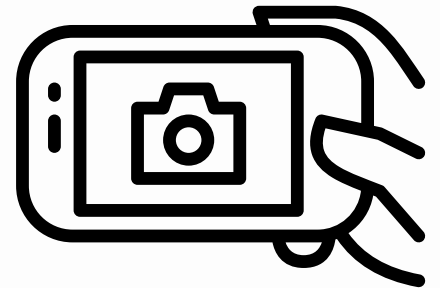
TIPS FOR TAKING LISTING PICTURES



1

USE NATURAL LIGHT

Open curtains and shoot during the day to keep rooms bright and inviting.



2

HIGHLIGHT KEY SPACES

Focus on living areas, kitchen, bathroom, and bedrooms with wide-angle shots from different angles.

3

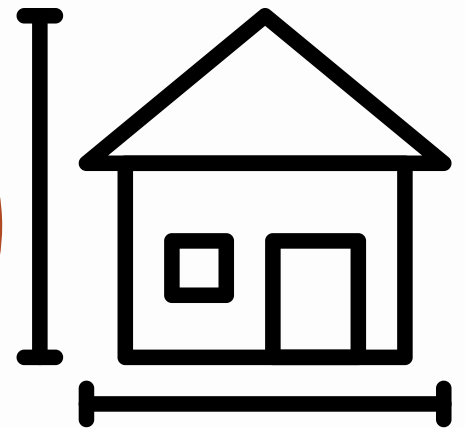
DECLUTTER

Tidy up and add subtle decor like fresh towels or a vase to make rooms look cozy.

4

SHOOT AT EYE LEVEL

Take photos at eye level to avoid distortion, especially in larger rooms.

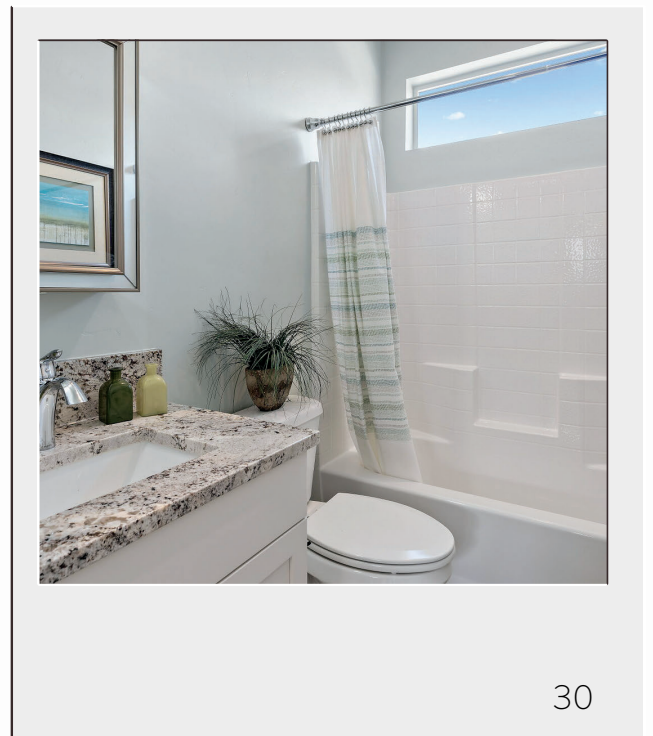


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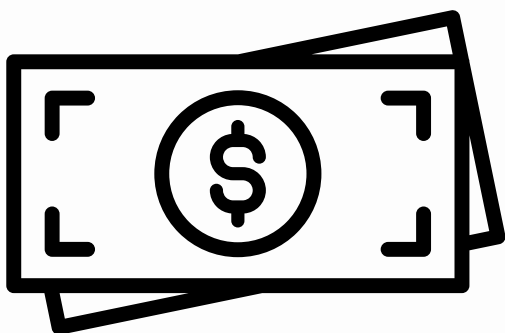
CAPTURE DETAILS

Include close-ups of unique features like furniture, decor, storage or special touches.

HOUSE PICTURE EXAMPLES



RENT AMOUNTS & SERVICE EXCHANGE



Curious about what to
charge for rent?
Complete our Provider
Rent Calculation
Worksheet.

Unsure of how many
hours of service
exchange you should
ask for or how much
you should reduce
rent? Complete our
Provider Service
Exchange Worksheet



HomeShare Provider WorkSheet #3

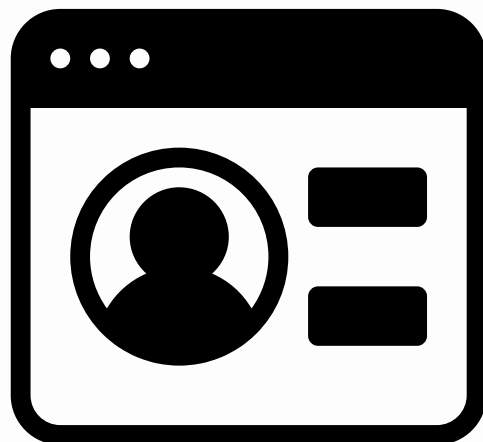
Type of Space	Type of Bathroom	Rent Suggestion
1 bedroom	Shared Bath	\$300-\$600
2 bedrooms	Private Bath	\$400-\$600
2+ bedrooms	Private Bath	\$500-\$800
Master Suite	Private Bath	\$500-\$800
Separate Unit, Full Basement Unit	Private Bath	\$800-\$1000

Provider Rent Amount Worksheet		\$\$ Amount \$\$
What does your current budget look like?		
Income (per month)		
Salary/Retirement/Pension		
Social Security Income		
Disability Income		
Other Income		
Total		
Expenses		
Rent/Mortgage Payment		
Utilities		
Groceries		
Transportation		
Insurance		
Savings		
Medical		
Leisure		
Taxes, annual bills, ect		
Other		
Total		
How much do you need to live?		
Income - Expenses =		

Note: This was created in April 2025 for up to date information check here
<https://www.boirealtors.com/market-report-press-releases/>

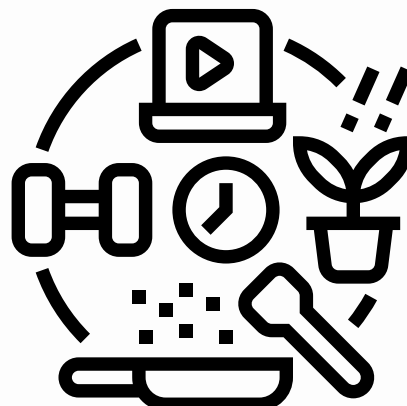
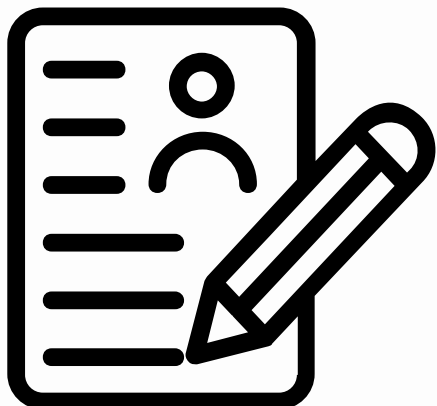
Provider Service Exchange Worksheet	
What services do I need help with?	How much (in dollars) would you reduce rent for this chore?
How much total?	

CHAPTER 5: SEEKERS



MAKING A LISTING

If you need help making a profile to rent space, take a look at our example profiles and fill out our Seeker Profile Worksheet.



HomeShare Seeker Example Profile

1. Start with a brief but informative bio about who you are and what you like to do.

Some ideas for what to include when talking about yourself

- Age
- Gender
- Reason you want to HomeShare
- Your work schedule
- Your cleanliness habits
- Any health conditions that a housemate should know about (allergies, disabilities, ect.)

Example:

About Me:

Hi, I'm Linda! I'm a 52-year-old retired teacher looking for a quiet, affordable place to call home. I recently moved to Boise to be closer to family, and I'm seeking a peaceful environment where I can relax and enjoy my free time. I'm friendly, responsible, and value a calm living space.

2. Talk about what you are looking for in a space

Example:

What I'm Looking For:

- Type of Home: I am looking for a furnished bedroom in a single-story home. I am able to provide some furnishings if they are not available.
- Housemate Preference: I'm comfortable living with both men and women, as long as the environment is respectful and friendly. I prefer no smoking and occasional alcohol consumption, no children.
- Pets: I love animals but have allergies, so I prefer no dogs, though other pets are fine.
- Location: I'd prefer a quiet neighborhood with easy access to public transportation and stores.
- Budget: I can afford up to \$500 per month for rent.

3. Talk about your lifestyle, hobbies and interests. You can include your smoking status, if you consume alcohol, or if you have any pets.

Example:

Lifestyle and Interests:

I enjoy reading, knitting, gardening, and spending time outdoors when the weather is nice. I like to keep things simple and peaceful and prefer a non-smoking, non-party household. I don't have any pets. I'm clean, respectful, and value my privacy, but I'm happy to share a meal or have a friendly conversation now and then.

4. Talk about what you are looking for in an arrangement, if you are willing to work for reduced rent

Example:

Household Preferences:

I'm willing to help with chores, including extra cleaning and yard work in exchange for reduced rent.

- I'm looking for a place where I can have some personal space but also enjoy shared meals or occasional socializing.

5. Finish with the best way to contact you, this method may differ based on what platform you are using. You can also let the potential housemate know that you are willing to provide references.

Example: Contact: If interested, please message me with a little about yourself (lifestyle, work, etc.) and any questions you may have. I am willing to start with a phone call or an in-person meeting.

References Available Upon Request

HomeShare Seeker Worksheet #2

About Me:

What I'm Looking For:

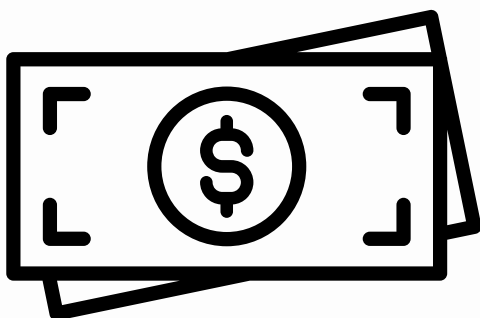
- Type of Home:
- Housemate Preference:
- Pets:
- Location:
- Budget:

Lifestyle and Interests:

Household Preferences:

Contact:

RENT AMOUNTS & SERVICE EXCHANGE



Curious about what rent
you can afford?
Complete our Seeker
Rent Amount Worksheet.

Are you interested in
doing some chores in
exchange for reduced
rent? Complete our
Seeker Service
Exchange Worksheet



HomeShare Seeker WorkSheet #3

Seeker Rent Amount Worksheet	
What does your current budget look like?	\$\$ Amount \$\$
Income (per month)	
Salary/Retirement/Pension	
Social Security Income	
Disability Income	
Other Income	
Total	
Expenses	
Rent/Mortgage Payment	
Utilities	
Groceries	
Transportation	
Insurance	
Savings	
Medical	
Leisure	
Taxes, annual bills, ect.	
Other	
Total	
What can you afford?	
Income - Expenses =	

Provider Service Exchange Worksheet

What services am I willing to help with?	How much (in dollars) would you like your rent to be reduced?
How much total?	

CHAPTER 6: MAKING A MATCH



WHERE TO MEET & TOPICS TO DISCUSS

When meeting a potential housemate we recommend...

- Starting with a short phone call or text conversation to get to know some basic information about them.
- Scheduling an in-person meeting at a 3rd-party location such as a coffee shop or park.
- Inviting a friend or family member to join you.
- Being open and honest about what you need, what you don't want, and your background.

If the conversation goes well and it seems like a good fit we recommend...

- Trialing the match for one week before finalizing documents
- Using a living or lease agreement that is in accordance with Idaho law
- Asking for a few references
- Conducting a background check

\$20 STATE BACKGROUND CHECKS



<https://isp.idaho.gov/bci/fingerprinting>

Phone: [208-884-720](tel:208-884-720)

HELPFUL TIPS

SOME IDEAS ON WHERE TO

MEET IN-PERSON

Local Coffee Shop

Local Park

Senior Center

Library

**CHECK THE NEXT FEW
PAGES FOR SOME IDEAS
ON TOPICS TO DISCUSS
FOR WHEN YOU MEET
IN-PERSON!**

Rent and Security Deposit

1. What rent will be charged?
2. When will it be due?
3. Does this include utilities? If so, what are they?
4. Is there a security deposit?
5. How will the Seeker pay rent to the Provider (check, money transfer, ect.)?

Private and Shared Spaces

1. What spaces in the home are private?
2. What spaces are shared?

Daily Schedules and Guests

3. What is each potential housemate's normal routine or daily schedule?
4. If someone has a work schedule, what is it? Does it change frequently?
5. Will any guests be allowed for either housemate? Are they allowed to stay overnight?

Social and Leisure Time

6. Is drinking alcohol okay?

- 7. Is smoking okay?
- 8. Are there quiet hours in the house?
- 9. Are there any activities that may be off limits?

Communication

- 10. What forms of communication would be best (text, phone call, in-person, email, other)?

Furniture, Appliances, Linens, Laundry

- 11. Who is supplying furniture for the rented area?
- 12. Who is supplying appliances for the rented area?
- 13. Who will provide linens for the rented area?
- 14. Are there specific times/days that laundry needs to be done for each housemate?

Housing Temperature/Security

- 15. What is the type of heating/cooling system?

16. What is the average house temperature, on the cooler or warmer side?

17. Is there a Security Alarm System? Who is responsible for the alarm system?

18. Can windows ever be opened?

Pets

19. Are pets allowed? If so, what kind?

20. Who will handle: Feeding, Cleaning, Exercise, Veterinary Care?

Food and Dishes

21. Is food shared? Spaces and times to eat food?

22. Is there a specific place for housemate food?

23. When should dishes be done?

24. When should expired food be thrown out?

Allergies

25. Are there any food allergies either participant has? How will this be handled?

26. Are there any other allergies either person has?

Internet Availability and Access

27. Is the internet available at the residence? If not, who will supply and pay for the internet?

Medical Equipment

28. Will there be any medical equipment in the house?

29. Will measures be taken to dispose of medical equipment properly?

Vehicles, Parking, Garages

30. Does each housemate have a vehicle?

31. Is there parking space for both vehicles?

32. Is there garage space for both housemates?

Overall Responsibilities

33. Smoke Detectors, Carbon Monoxide

34. Emergency Preparedness

35. House Repairs

36. Basic House Sanitation

Other

If you have any other questions to ask, you can list them here:

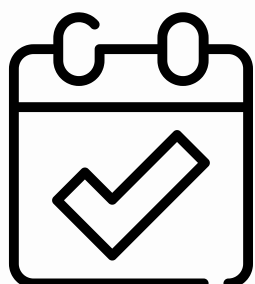
CHAPTER 7: SUSTAINING THE MATCH

YOU MATCHED! NOW WHAT?

To foster a healthy match, it is important to **communicate** openly and often. We suggest checking-in with your housemate **at least once a month.**



Take a look at our Check -In Questions to help guide you on what to talk about during a HomeShare Check-In



CHECK-IN QUESTIONS TO ASK THE PROVIDER:

1. Are you comfortable with the level of privacy and space that I need?

2. Do you feel like I am following the house rules you have set?

3. Does my daily routine fit well with your daily routine?

4. Do you feel like shared spaces are being kept clean enough?

5. Do you feel like our communication has been clear and open?

6. Do you have any questions or concerns you would like to bring up?

CHECK-IN QUESTIONS TO ASK THE SEEKER:

1. Are you satisfied with the space, amenities, and privacy that you have in the home?

2. Is there anything about the home or house rules that you'd like to change or clarify?

3. Does my daily routine fit well with your daily routine?

4. Do you feel like shared spaces are being kept clean enough?

5. Do you feel like our communication has been clear and open?

6. Do you have any questions or concerns you would like to bring up?

FIVE

TIPS FOR MANAGING CONFLICT



PREVENTION

1

Establish open communication and clear boundaries before moving in together. Discuss household responsibilities and shared rules to prevent misunderstandings. Regular check-ins ensure that expectations stay aligned as things change.



DISCUSSION

2

Address conflicts promptly to prevent resentment from building. Use "I" statements to express your feelings without blaming others. Make space for everyone to share their perspective and listen actively.

REMAIN CALM

3

Stay composed, even when you're upset, to avoid escalating the situation. Take breaks if needed and approach the conversation with a clear mind. This helps in keeping the dialogue constructive and focused on solutions.

USE NEUTRAL LANGUAGE

4

Use neutral, non-judgmental language to describe the issue, not the person. Avoid insults or sarcasm that can make the conversation personal and defensive. This ensures the discussion stays respectful and solution-oriented.



REFER TO YOUR LIVING AGREEMENT

5

Refer to the agreed-upon house rules when conflict arises to keep things objective. A written agreement provides clarity and consistency in handling disputes. If necessary, revise the agreement together to address new issues.

ADDITIONAL RESOURCES

For landlord and tenant information:

- Jesse Tree
<https://www.jessetreeidaho.org/>
- Idaho Landlord and Tenant Manual
<https://www.ag.idaho.gov/content/uploads/2023/07/LandlordTenant.pdf>

For more information on HomeSharing

- National Shared Housing Resource Center
<https://nationalsharedhousing.org/>
- Sharing Housing, Inc
<https://sharinghousing.com/about-annamarie-pluhar-founder-author/>

For tax information for Providers

- Your tax preparer or accountant, or H&R Block
<https://www.hrblock.com>
- Volunteer Income Tax Assistance (VITA): If you earn \$64K a year or less annually.
VITAtaxhelp@boisestate.edu
- Taxpayer Advocate Service: If you have unresolved IRS tax issues.
<https://www.taxpayeradvocate.irs.gov>; 208-363-8900
- Idaho Tax Commission
(208) 334-7660 in the Boise area or toll-free at (800) 972-7660.

For rental counseling and financial guidance

- NeighborWorks® Boise
home@nwboise.org; 208-258-6225

REFERENCES

More information on the topics discussed on page 5 can be found below.

1. Healthy People 2030 , U.S. Department of Health and Human Services, Office of Disease Prevention and Health Promotion. (2024, May 13). *Social Determinants of Health and Older Adults*. Social Determinants of health and older adults. <https://health.gov/our-work/national-health-initiatives/heal>
2. Idaho Asset Building Network. (2022, December). *Access to Affordable Homes Impact Every Aspect of our Lives*. <https://www.idahoassetnetwork.org/wp-content/uploads/2023/01/Access-to-Affordable-Homes-Impact-Every-Aspect-of-Our-Lives-.pdf>
3. Alzheimer’s Disease and Healthy Aging Program. (2021, April 29). *Loneliness and social isolation linked to serious health conditions*. Centers for Disease Control and Prevention. <https://www.cdc.gov/aging/publications/features/lonely-older-adults.html>
4. National Academies of Sciences, Engineering, and Medicine. (2020) *Social Isolation and Loneliness in Older Adults: Opportunities for the Health Care System*. Washington, DC: The National Academies Press. <https://doi.org/10.17226/25663>.

**THANK YOU FOR VIEWING OUR HOMESHARE 101
GUIDEBOOK!**

**FOR QUESTIONS ON HOMESHARING PLEASE EMAIL
HOMESHARE@NWBOISE.ORG.**